

CHARITABLE CONTRIBUTION AGREEMENT

This agreement is between Island Park Co., an Oregon corporation, located at 24370 S. Highway 99E, Canby, Oregon (the "Donor") and the City of Canby, a political subdivision of the State of Oregon, EIN: 93-6002130, with offices located at 222 NE 2nd Avenue, Canby, OR 97013 (the "Donee").

BACKGROUND

A. Nancy Traverso is the sole owner and President of Island Park Co. an S corporation. Island Park Co is the sole owner of certain real property commonly referred to as the Molalla Forest Road, located in the City of Canby.

B. The Donee desires to obtain the property for the purposes of creating a pedestrian and bike path for public use.

AGREEMENT

Therefore, Donor offers and agrees to donate the property to the Donee under the following terms and conditions:

1. **Real Property.** Donor agrees to transfer its entire interest in real property having the legal description on Schedule A, commonly known as the Molalla Forest Road (the "Donated Property"). Donee shall accept the property, subject to satisfactory completion of a Level 1 Environmental Review.

2. **Transfer.** Donor shall deliver or cause to be delivered to the Donee a Bargain and Sale Deed transferring her entire interest in the Donated Property, substantially in the form attached as Schedule B. After such deed has been delivered and signed by the Donee, a copy of the recorded deed shall be attached as Exhibit 1.

3. **Donation and Purpose.** The Donor agrees to donate the property to the Donee to be used exclusively for public purposes, including the preservation of land areas for outdoor recreation and scenic enjoyment by the general public. Specifically, Donee shall use the property to create a pedestrian path, as substantially described in the Clackamas County Project, Line 2038 Plan and associated documents attached as Schedule C. If, for some reason, the Donee determines that all or part of this gift cannot be used for the purpose for which it was given, the Donee and the Donor shall select an alternative purpose that is consistent with the Donor's original purpose and which dedicates the Donated Property to public use.

4. **Recognition.** In recognition of the Donor's generosity, the Donor will receive recognition through placement of signage and trail dedication honoring the Traverso Family for their contribution.

5. **Retention of Property.** Donee does not intend to sell or otherwise transfer the property for at least three years from the date of the transfer of the property.

6. **Appraisal.** Donor shall obtain a qualified appraisal. Donor and Donee agree that the fair market value of the Donated Property shall be the value described in a Qualified Appraisal as defined under IRC § 170(f)(11)(E). Donor will use the appraised value for the purposes of determining her charitable deduction. Donee shall authorize an official to sign the qualified appraisal of the Donated Property as required in IRC § 170(c)(4)(iii), representing that the Donee acknowledges receipt of the property described in the appraisal of as of the date specified in the appraisal summary and acknowledges the Donee's reporting requirements imposed by IRC § 6050L and 1.6050L-1.

7. **Form 8283 and Other Reporting Requirements.** An official of the City of Canby shall sign Form 8283 as attached in Schedule D upon the date of the Transfer of the Donated Property. Such signature does not represent concurrence in the appraised value of the Donated Property. Rather, it represents acknowledgement of receipt of the Donated Property described on the date specified in Form 8283.

8. **No Quid Pro Quo.** The Donee has not provided any goods or services in consideration, in whole or part, for the Donated Property.

9. **Other Acts.** The Donee and Donor shall take all other reasonable acts to effectuate the contribution of the Donated Property to the Donee and to effectuate the Donor's charitable deduction.

10. **Effective Date.** The effective date of this Agreement shall be the date of the last of the parties to sign below.

DONOR

Date: Dec 12, 2017

Nancy Traverso
Nancy Traverso, President of Island Park
Co.

**DONEE FOR THE CITY OF CANBY
City Administrator**

Date: _____

Richard Robinson

Schedule A
Donated Property

Schedule B

Bargain and Sale Deed

After Recording, Return To:

CITY OF CANBY
Attn: Richard Robinson
222 NE 2nd Avenue
PO Box 930
Canby, Oregon 97013

**Until A Change Is Requested,
Send All Tax Statements To:**

Same as above

Space above reserved for recorder

STATUTORY BARGAIN AND SALE DEED

ISLAND PARK CO., an Oregon corporation ("**Grantor**"), conveys to the CITY OF CANBY, a municipal corporation and political subdivision of the State of Oregon ("**Grantee**"), the real property located in Clackamas County, Oregon, described on the attached **Exhibit A** (the "**Property**").

SUBJECT TO the matters listed on attached **Exhibit B**.

The true consideration for this conveyance is consideration other than money or other value given or promised.

Grantee acknowledges that the Property is being transferred without any express or implied representations or warranties and in its "as is, where is" condition. Grantee assumes all environmental liabilities with respect to the Property.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST

FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 12th day of December, 2017.

GRANTOR:

ISLAND PARK CO.
an Oregon corporation

Nancy L. Traverso, President

STATE OF OREGON)
)ss.
County of Multnomah)

The foregoing instrument is acknowledged before me this 12th day of December, 2017, by Nancy L. Traverso as President of Island Park Co., an Oregon corporation.

Notary Public for Oregon

Commission No.: _____

My commission expires: _____

ACCEPTED this ____ day of _____, 2017.

GRANTEE:

CITY OF CANBY,
a municipal corporation and political subdivision of the
State of Oregon

By: _____

Name: Richard Robinson

Title: City Administrator

STATE OF OREGON)
)ss.
County of _____)

The foregoing instrument is acknowledged before me this ____ day of _____, 2017,
by _____ as _____ of the City of Canby, a municipal
corporation and political subdivision of the State of Oregon.

Notary Public for Oregon

Commission No.: _____

My commission expires: _____

Exhibit A

Legal Description of Property

The following described parcels in Sections 3, 10, 11, 12 and 13 of Township 4 South, Range 1 East of the Willamette Meridian in Clackamas County, Oregon:

Parcel A:

That certain tract of real property as described in that Warranty Deed recorded on October 20, 1943 in Book 315 at Page 196 of Clackamas County Deed Records and further described as follows:

A strip of land of varying width in the Southeast 1/4 of Section 3 in Township 4 South, Range 1 East, Willamette Meridian, described as follows:

Beginning at the Northeast corner of the Northwest 1/4 Southeast 1/4 of said Section 3; thence South 0° 16' West along the East line of said Northwest 1/4 Southeast 1/4 a distance of 153.72 feet to a point; thence South 2° 49' East a distance of 651.00 feet to a point; thence South 3° 36' West a distance of 520.90 feet to a point; thence North 89° 48' West a distance of 4.66 feet to the Southwest corner of the Northwest 1/4 Southeast 1/4; thence South 0° 16' West along the East line of the Southwest 1/4 Southeast 1/4 of said Section 3 a distance of 1323.75 feet to the Southeast corner of said Southwest 1/4 Southeast 1/4; thence North 89° 50' West along the South line of said Southwest 1/4 Southeast 1/4 a distance of 40.00 feet to a point on said South line; thence North 0° 16' East a distance of 1243.78 feet to a point; thence North 2° 45' West a distance of 450.60 feet to a point; thence North 3° 36' East a distance of 150.30 feet to a point; thence North 0° 16' East a distance of 250.00 feet to a point; thence North 2° 27' East a distance of 400.30 feet to a point; thence North 0° 16' East a distance of 153.72 feet to a point on the North line of said Northwest 1/4 Southeast 1/4; thence South 89° 47' East along said North line a distance of 40.00 feet to the point of beginning.

Parcel B:

That certain tract of real property as described in that Warranty Deed recorded on June 16, 1945 in Book 345 at Page 730 of Clackamas County Deed Records and further described as follows:

A strip of land varying in width, in all cases measured at right angles to the following described centerline across the Southeast 1/4 Southeast 1/4 of Section 3 and the Northeast 1/4 Northeast 1/4 of Section 10 in Township 4 South, Range 1 East, Willamette Meridian:

Beginning at a point on curve on the West line of the Southeast 1/4 Southeast 1/4 of said Section 3, which point of beginning is North 0° 16' East a distance of 97.95 feet from the Southwest corner of said Southeast 1/4 Southeast 1/4; thence along the centerline of a strip of land 40 feet in width, being 20 feet on each side of said centerline, following a 15° curve to the left through a central angle of 67° 55' a distance of 329.09 feet; thence South 67° 39' East a distance of 15.47 feet; thence along a 10° curve to the left through a central angle of 8° 04' a distance of 80.67 feet; thence South 75° 43' East a distance of 567.56 feet; thence along a 10° curve to the right through a central angle of 20° 04' a distance of 116.17 feet to a point on said 10° curve, which point terminates said 40 foot strip of land and is the beginning of a strip of land 66 feet in width, being 33 feet on each side of said centerline; thence along said 10° curve a distance of 84.33 feet; thence South 55° 39' East a distance of 351.15 feet to the point of termination on the East boundary line of said Section 10, said termination point being South 0° 00' 30" West a distance of 581.10 feet from the Northeast corner of said Section 10.

Parcel C:

That certain tract of real property as described in that Warranty Deed recorded November 8, 1943 in Book

316 at Page 149 of Clackamas County Deed Records and further described as follows:

A strip of land, 66 feet in width, being 33 feet on either side of and measured at right angles to the following described centerline across the West 1/4 Northwest 1/4 of Section 11 of Township 4 South, Range 1 East, Willamette Meridian:

Beginning at a point on the East boundary line of said West 1/4 Northwest 1/4, which point of beginning is North 0° 10' West a distance of 798.59 feet from the Southeast corner of said West 1/4 Northwest 1/4; thence North 44° 50' West a distance of 1129.01 feet; thence along a 5° curve to the left through a central angle of 10° 49' a distance of 216.33 feet; thence North 55° 39' West a distance of 450.10 feet to the point of termination on the West boundary line of said West 1/4 Northwest 1/4, which point of termination is South 0° 00' 30" West a distance of 581.10 feet from the Northwest corner of said Section 11.

Parcel D:

That certain tract of real property as described in that Warranty Deed recorded October 14, 1943 in Book 314 at Page 661 of Clackamas County Deed Records and further described as follows:

A triangular shaped piece of land in the Southeast 1/4 Northwest 1/4 of Section 11 in Township 4 South, Range 1 East, Willamette Meridian, described as follows:

Beginning at a point on the South boundary line of said Southeast 1/4 Northwest 1/4, which point of beginning is North 89° 37' 30" West a distance of 490.60 feet from the Southeast corner of said Southeast 1/4 Northwest 1/4; thence North 89° 37' 30" West a distance of 841.67 feet to the Southwest corner of said Southeast 1/4 Northwest 1/4; thence North 0° 10' West along the West boundary line of said Southeast 1/4 Northwest 1/4 a distance of 845.53 feet; thence South 44° 50' East a distance of 1199.18 feet to the point of beginning.

Parcel E:

That certain tract of real property as described in that Warranty Deed recorded September 27, 1943 in Book 313 at Page 711 of Clackamas County Deed Records and further described as follows:

A strip of land 66 feet in width, being 33 feet on each side of the following described centerline across the Northeast 1/4 Southwest 1/4 of Section 11 in Township 4 South, Range 1 East, Willamette Meridian:

Beginning at a point which is North 89° 35' 30" West a distance of 537.43 feet from the Northeast corner of said Northeast 1/4 Southwest 1/4; thence South 44° 50' East a distance of 766.2 feet to a point which is South 0° 14' 30" East a distance of 540.99 feet from the Northeast corner of said Northeast 1/4 Southwest 1/4.

Parcel F:

That certain tract of real property as described in that Warranty Deed recorded October 8, 1943 in Book 314 at Page 427 of Clackamas County Deed Records and further described as follows:

Beginning at a point which is the Southeast corner of the Northwest 1/4 Southwest 1/4 of Section 11 of Township 4 South, Range 1 East of the Willamette Meridian; thence North 89° 44' 20" West a distance of 1327.75 feet to the Southwest corner of said Northwest 1/4 Southwest 1/4; thence North 0° 14' 30" West a distance of 825.53 feet; thence South 69° 03' East a distance of 1423.60 feet; thence South 0° 08' 30" East a distance of 322.20 feet to the point of beginning.

Parcel G:

That certain tract of real property as described in that Bargain and Sale Deed recorded September 30, 1943 in Book 314 at Page 108 of Clackamas County Deed Records and further described as:

Beginning at a point which is the Southwest corner of the Northeast 1/4 Southwest 1/4 of Section 11 in Township 4 South, Range 1 East of the Willamette Meridian; thence North 0° 08' 30" West a distance of 322.20 feet; thence South 69° 45' East a distance of 940.98 feet; thence North 89° 44' 20" West a distance of 881.75 feet to the point of beginning.

Parcel H:

That certain tract of real property as described in that Warranty Deed recorded December 15, 1943 in Book 317 at Page 691 of Clackamas County Deed Records and further described as:

Tract 1:

Beginning at a point on the Section line between Sections 11 and 12 in Township 4 South, Range 1 East of the Willamette Meridian, which point is South 0° 02' 30" East a distance of 202.99 feet from the Northeast corner of the Southeast 1/4 Southeast 1/4 of said Section 11; thence South 0° 02' 30" East a distance of 74.25 feet; thence North 66° 20' West a distance of 697.92 feet; thence South 89° 44' 20" East a distance of 471.81 feet to the West boundary line of the right of way of the Portland, Eugene & Eastern Railway Company (now Southern Pacific Company); thence South 39° 27' 30" East along the said West boundary line a distance of 264 feet to the point of beginning.

Tract 2:

That part of the Southeast 1/4 Southeast 1/4 of Section 11 in Township 4 South, Range 1 East of the Willamette Meridian, lying and being East of the right-of-way of the Portland, Eugene & Eastern Railway Company (now Southern Pacific Company), consisting of a triangular-shaped piece of land, more particularly described as follows:

Beginning at the Northeast corner of said Southeast 1/4 Southeast 1/4; thence North 89° 44' 20" West a distance of 37.63 feet; thence South 39° 27' 30" East along the East boundary line of said right-of-way to a point which is South 0° 02' 30" East a distance of 47 feet, more or less, from the point of beginning; thence North 0° 02' 30" West a distance of 47 feet, more or less, to the point of beginning.

Parcel I:

That certain tract of real property as described in that Warranty Deed recorded February 18, 1943 in Book 303 at Page 284 of Clackamas County Deed Records and further described as:

All that portion of the following described property lying South and West of the Southern Pacific Company's right-of-way:

Beginning at the Northeast corner of the South 1/4 Southwest 1/4 of Section 12 in Township 4 South, Range 1 East of the Willamette Meridian; thence West 160 rods to the West line of said Section 12; thence South 30 rods; thence East 160 rods to the quarter section line; thence North 30 rods to the place of beginning.

Parcel J:

That certain tract of real property as described in that Warranty Deed recorded August 7, 1945 in Book 349 at Page 232 of Clackamas County Deed Records and further described as:

A tract of land situated in the Southwest 1/4 Southwest 1/4 of Section 12 in Township 4 South, Range 1 East of the Willamette Meridian, being more particularly described as follows:

Beginning at a point on the Southwesterly boundary line of the right-of-way of the Portland, Eugene & Eastern Railway Company (now Southern Pacific Company), which point of beginning is South 0° 02' 30" East a distance of 495.0 feet, as measured along the West boundary line of said Section 12 and South 89° 57' 30" East a distance of 240.29 feet from the Northwest corner of the Southwest 1/4 Southwest 1/4 of said Section 12; thence South 39° 27' 30" East along the said boundary line of said railroad right-of-

way a distance of 110.10 feet; thence South 25° 10' 30" East a distance of 267.99 feet along the Westerly boundary line of a triangular parcel of land conveyed to the Ostrander Railway and Timber Company by the Southern Pacific Company, recorded April 15, 1943 in Book 305 at Page 617, Deed Records; thence North 39° 27' 30" West a distance of 423.77 feet parallel to, and measured 66.0 feet at right angles from, the said railroad right-of-way boundary line; thence South 89° 57' 30" East a distance of 85.67 feet to the point of beginning.

Parcel K:

That certain tract of real property as described in that Bargain and Sale Deed recorded April 15, 1943 in Book 305 at Page 617 of Clackamas County Deed Records and further described as:

Tract 3:

A triangular piece or parcel of land being a portion of the land now or formerly of Herman Miller and Mary J. Miller, his wife, in the Southwest 1/4 Southwest 1/4 of Section 12 in Township 4 South, Range 1 East of the Willamette Meridian, lying Southwesterly of the right-of-way of the Portland, Eugene & Eastern Railway Company, (now Southern Pacific Company) as it existed May 16, 1913, described as follows:

Commencing at the intersection of the South line of said Section 12 with the Southwesterly boundary line of said right-of-way, said point being 50 feet Southwesterly from and measured at right angles to the surveyed and located centerline of said right-of-way, and also North 88° 31' East, 906.8 feet, more or less, from the Southwest corner of said Section 12; thence South 88° 31' West along the South line of said Section 12, a distance of 259.2 feet, more or less, to a point 250 feet Southwesterly from and measured at right angles to said centerline; thence North 26° 42' West along a straight line a distance of 810.2 feet, more or less, to a point in the Southwesterly boundary line of said right-of-way line, said point being 50 feet Southwesterly from and measured at right angles to said centerline, said point also being North 40° 59' West a distance of 950.0 feet from the point of beginning; thence South 40° 59' East along said Southwesterly boundary line a distance of 950.0 feet to the point of beginning.

Tract 4:

An irregular tract of land in the North 1/2 Northwest 1/4 of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian, lying on the Southwesterly side of and adjacent to right-of-way of the Portland, Eugene & Eastern Railway Company (now Southern Pacific Company) as it existed May 8, 1913, described as follows:

Beginning on the North line of said Section 13 at a point North 88° 31' East a distance of 906.8 feet, more or less, from the Northwest corner of said Section 13, said point being 50 feet Southwesterly from and measured at right angles to the surveyed and located centerline of said right-of-way; thence South 88° 31' West along the North line of said Section 13, a distance of 314.0 feet, more or less, to the Westerly Bank of the Molalla River; thence upstream on the Westerly and Southerly Bank of said river South 6° 54' East a distance of 377.75 feet; thence South 11° 16' West a distance of 195.75 feet; thence South 29° 57' West a distance of 101.6 feet; thence South 16° 39' West a distance of 115.8 feet; thence South 0° 40' East a distance of 133.4 feet; thence South 35° 04' East a distance of 247.00 feet; thence South 59° 17' East a distance of 246.00 feet; thence South 79° 19' East, a distance of 180.7 feet; thence North 88° 06' East a distance of 154.3 feet; thence North 70° 01' East a distance of 214.0 feet; thence North 52° 21' E a distance of 408.0 feet, more or less, to the Southwesterly line of said right-of-way; thence North 40° 59' West along said right-of-way line and 50 feet from said centerline, a distance of 1244.9 feet, more or less, to the point of beginning.

Parcel L:

That certain tract of real property as described in that Warranty Deed recorded June 14, 1943 in Book 308

at Page 512 of Clackamas County Deed Records and further described as:

A strip of land, 100 feet in width, along and adjoining the West line of the Portland, Eugene & Eastern Railway Company (now Southern Pacific Company) right-of-way, extending from the South line of the Northeast 1/4 Northwest 1/4 of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian, Northwesterly to the Southeast property line of the above described Parcel K Tract 4.

Parcel M:

That certain tract of real property as described in that Warranty Deed recorded August 9, 1943 in Book 311 at Page 354 of Clackamas County Deed Records and further described as:

All that land in the Northeast 1/4 Northwest 1/4 of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian, lying South of the above described Parcel K Tract 4 and West of the above described Parcel L.

Parcel N:

That certain tract of real property as described in that Warranty Deed recorded September 8, 1943 in Book 313 at Page 73 of Clackamas County Deed Records and further described as:

Tract 5:

A strip of land 66 feet in width along and adjoining the Southwest property line of the Portland, Eugene & Eastern Railway Company (now Southern Pacific Company), and extending across the Southeast 1/4 Northwest 1/4 of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian;

Tract 6:

A triangular-shaped tract of land, described as follows:

Beginning at the point of intersection of the Southwest boundary line of the above described Tract 5 with the East boundary line of the Southeast 1/4 Northwest 1/4 of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian, which point is North a distance of 437.11 feet from the center of said Section 13; thence North 39° 27' 30" West along said Southwest boundary line a distance of 136.1 feet; thence South 24° 52' East a distance of 205.7 feet to the East line of said Southeast 1/4 Northwest 1/4; thence North along said East line a distance of 81.5 feet to the point of beginning.

Parcel O:

That certain tract of real property as described in that Bargain and Sale Deed Recorded in Book 358 at Page 92 of Clackamas County Deed Records and further described as:

A tract of land in Section 13 in Township 4 South, Range 1 East of the Willamette Meridian described as follows:

Beginning at the center of said Section 13; thence East along the East-West centerline of said Section 13 a distance of 66.0 feet; thence North a distance of 191.7 feet; thence East a distance of 219.0 feet to the Southwest boundary line of the right-of-way of the Portland, Eugene and Eastern Railway Company (now Southern Pacific Company); thence North 39° 27' 30" West along said boundary line to the intersection of said boundary line with the North-South centerline of said Section 13; thence South along said North-South centerline a distance of 355.6 feet to the point of beginning.

Parcel P:

That certain tract of real property as described in that Warranty Deed recorded June 22, 1943 in Book 309 at Page 49 of Clackamas County Deed Records and further described as:

Beginning at the center of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian;

thence running East along the quarter section line a distance of 66.0 feet; thence South a distance of 773.8 feet to a point; thence West a distance of 66.0 feet to the quarter section line running North and South through said Section 13; thence North 773.8 feet to the place of beginning.

Parcel Q:

That certain tract of real property as described in that Warranty Deed recorded June 22, 1943 in Book 309 at Page 51 of Clackamas County Deed Records and further described as:

Beginning on the South line of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian, a distance of 16.5 feet East of the quarter section corner on the South line of said Section 13; thence running North parallel to the quarter section line, a distance of 1320 feet; thence West a distance of 16.5 feet to the Northeast corner of the Southeast 1/4 Southwest 1/4 of said Section 13; thence North on the quarter section line a distance of 541.2 feet to the Southwest corner of the land conveyed on May 29, 1914, by Helena Morris to Ira Morris; thence tracing the South line of said Morris tract, East a distance of 66.0 feet; thence South a distance of 291.7 feet; thence South 3° 47' East a distance of 250.0 feet to a point which is East a distance of 82.5 feet from the said Northeast corner of said Southeast 1/4 Southwest 1/4; thence South a distance of 1320 feet to the South boundary of said Section 13; thence West a distance of 66.0 feet to the point of beginning.

Parcel R:

That certain tract of real property as described in that Warranty Deed recorded September 15, 1943 in Book 313 at Page 308 of Clackamas County Deed Records and further described as:

A strip of land 16.5 feet wide along and adjoining the East boundary line of that certain tract of land conveyed by Helena Morris to Otis G. Morris by deed recorded August 15, 1928 in Book 194 at Page 203 of Clackamas County Deed Records, said strip being more particularly described as follows:

Beginning at a point on the South boundary line of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian, which point is East 16.5 feet from the quarter-section corner common to Sections 13 and 24, Township 4 South, Range 1 East; thence North along the East boundary line of said Morris tract a distance of 1320 feet to the Northeast corner of said Morris tract; thence West along the North boundary of said Morris tract a distance of 16.5 feet to the North-South centerline of said Section 13; thence South along said North-South centerline a distance of 1320 feet to the said quarter-section corner; thence East 16.5 feet along the South boundary line of Said Section 13 to the point of beginning.

Parcel S:

Those portions of the North 1/4 Northwest 1/4 and Southeast 1/4 Northwest 1/4 of Section 13 in Township 4 South, Range 1 East of the Willamette Meridian in Clackamas County, Oregon, lying North and East of the Southern Pacific Company right-of-way.

EXCEPTING from the above described parcels A through S, any portions thereof which lie within the boundaries of public roads or highways.

Exhibit B
Exceptions to Title

1. Liens for ad valorem taxes, assessments and other governmental charges that are not yet due and payable as of the date hereof.
2. All land use (including environmental and wetlands), building, forestry, and zoning laws, rules, regulations, codes and ordinances affecting the Property or the use thereof.
3. Any rights of the United States of America, of the State of Oregon or any other parties whatsoever, in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Property, including, without limitation, riparian rights and navigational servitudes, or to the beds and banks of such water courses below the ordinary high water mark thereof.
4. All existing public streets.
5. All easements for electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines on, over or under the Property together with easements, permits, and prescriptive rights for the same not inconsistent with the current use of the Property.
6. Liens or encumbrances affecting the Property created or suffered by Grantee.
7. Reservations in federal patents and acts authorizing the same.
8. Possible additional taxes and penalties that may be assessed if the Property is disqualified for assessment on the basis of forestland or farmland use after or in connection with conveyance of the Property to Grantee.
9. All matters affecting title to the Property that would be disclosed by a thorough physical inspection or accurate survey of the Property.
10. Indian treaty or aboriginal rights, including easements and equitable servitudes.
11. Non-exclusive easements or rights of way not inconsistent with the current use of the Property.
12. Any claim of lack of access rights to any portion of the Property where (i) permission to access has been granted verbally or in writing or (ii) Grantor has otherwise historically enjoyed access.
13. Any rights in favor of the public which may exist on the Property if the Property or portions thereof are or were at any time used by the public.
14. Terms and conditions of that certain Access Easement from Grantor to various third-parties, dated as of _____, recorded in the real property records of Clackamas County, Oregon as Instrument No. _____.

15. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Aurora Electric Company
Purpose: right to divert water
Recording Date: November 29, 1904
Recording No: Book 92, Page 185

16. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Aurora Electric Company
Purpose: right to divert water
Recording Date: November 29, 1904
Recording No: Book 92, Page 188

17. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Aurora Electric Company
Purpose: right to divert water
Recording Date: November 29, 1904
Recording No: Book 92, Page 193

18. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Aurora Electric Company
Purpose: right to divert water
Recording Date: November 29, 1904
Recording No: Book 92, Page 194

19. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Aurora Electric Company
Purpose: right to divert water
Recording Date: November 29, 1904
Recording No: Book 92, Page 198

27. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: United States of America
Purpose: ingress and egress for bank protection and channel improvement
Recording Date: October 23, 1950
Recording No: Book 437, Page 518

28. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Molalla River District Improvement Company
Purpose: ingress and egress to maintain bank protection and channel improvements
Recording Date: August 27, 1951
Recording No: Book 448, Page 91

29. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Portland General Electric Company
Purpose: utility
Recording Date: April 24, 1953
Recording No: Book 469, Page 186, Fee 6596

30. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Molalla River District Improvement Company
Purpose: ingress and egress to maintain bank protection and channel improvements
Recording Date: August 12, 1954
Recording No: Book 26, Page 32

31. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: United States of America
Purpose: ingress and egress
Recording Date: June 10, 1955
Recording No: Book 496, Page 560

32. Agreement, between Southern Pacific Railroad and The United States of America, including the terms and provisions thereof

Recording Date: July 17, 1956
Recording No.: Book 513, Page 538

33. Agreement, including the terms and provisions thereof

In favor of: Molalla River District Improvement Company
Purpose: ingress and egress to maintain bank protection and channel improvements
Recording Date: March 3, 1961
Recording No: Book 31, Page 584 , Fee 3888

34. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Portland General Electric Company
Purpose: transmission line
Recording Date: April 25, 1961
Recording No: Book 586, Page 87

35. Roadway Agreement, including the terms and provisions thereof

Entitled: Easement, including the terms and provisions thereof
In favor of: Owen W. Park et ux
Purpose: ingress and egress and maintenance
Recording Date: April 22, 1963
Recording No: Book 32, Page 843, Fee 8383

36. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Twyla D. Rasmussen
Purpose: ingress and egress
Recording Date: October 10, 1977
Recording No: 77-041134

37. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Canby Telephone Association
Purpose: ingress and egress to maintain bank protection and channel improvements
Recording Date: June 17, 1987
Recording No: 87-027201

38. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: November 30, 1987
Recording No: 87-053648

39. Road Maintenance Agreement, including the terms and provisions thereof set out in deed

Recording Date: November 30, 1987
Recording No.: 87-053648

40. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Kitty Fowler
Purpose: roadway use with shared maintenance
Recording Date: January 27, 1993
Recording No: 93-005901

41. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Devisees of Elwood J. Faist
Purpose: roadway use with shared maintenance
Recording Date: May 26, 2005
Recording No: 2005-048338

42. Interest of Parker-Northwest Paving Co., as disclosed on Tax Roll.

Schedule C

Clackamas County Project,
Line 2038 Plan

Capital Improvement Plan

Southwest County - Northern Portion

- Priority**
- 20-Year Capital Projects (Table 5-3a)
 - Preferred Capital Projects (Table 5-3b)
 - Long-Term Capital Project Needs (Table 5-3c)

Projects on Non-County Facilities

Priority

- High (Table 5-3d)
- Medium (Table 5-3d)
- Low (Table 5-3d)

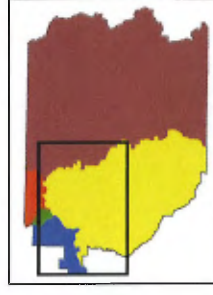
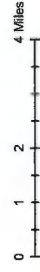
▲ Study*

■ Multi-Use Path*

▬ Metro Urban Growth Boundary

▬ Incorporated City

*Symbol color consistent with Priority symbolologies shown above



Last Amended June 1, 2015



CLACKAMAS COUNTY
Department of Transportation & Development
150 Beaver Creek Rd. Oregon City, OR 97045

CLACKAMAS COUNTY
COMPREHENSIVE PLAN

MAP 5-11e

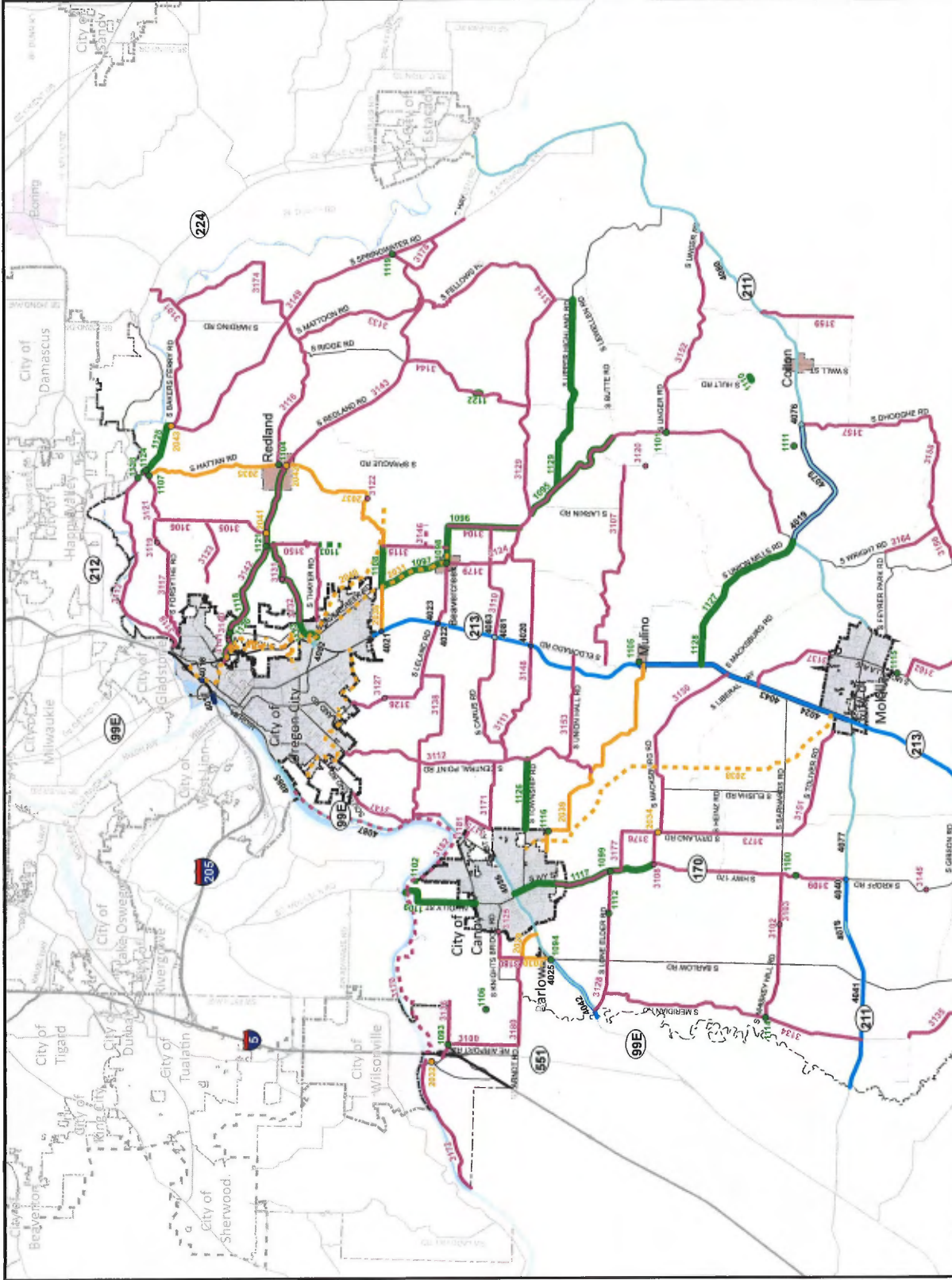


Table 5-3b Preferred Projects

Project ID	Map	Project Name / Street Name	Segment / Locations	Project Description
2000	5-11a	Bell Ave / Alberta St / 72nd Ave	King Rd to County line	Add bikeways and pedestrian facilities
2001	5-11a	Clatsop St / Luther Rd	72nd Ave to Fuller Rd	Add turn lanes and signals at OR 213 intersection; add bikeways, pedestrian facilities and traffic calming
2002	5-11a	Evelyn St	OR 224 to Jennifer St	Add bikeways and pedestrian facilities
2003	5-11a	Evelyn St / Mangan Dr	Jennifer St to Water Ave	Add bikeways
2004	5-11a	Hubbard Rd	122nd Ave to 132nd Ave	Fill gaps in pedestrian facilities
2005	5-11a	Jennifer St	82nd Dr to 135th Ave	Add pedestrian facilities
2006	5-11a	Lake Rd	Milwaukie City limits east to OR 224	Fill gaps in pedestrian facilities
2007	5-11a	Linwood Ave	Linwood Ave / Monroe St intersection	Add curbs/sidewalks, improve horizontal alignments
2008	5-11a	Linwood Ave	Queen Rd to Johnson Creek Blvd	Add bikeways in accordance with the Active Transportation Plan
2009	5-11a	Mather Rd	Summers Ln Rd to 122nd Ave	Add bikeways, pedestrian facilities and eastbound left turn lanes at Mather Rd / 122nd Ave
2010	5-11a	Monroe St / 72nd Ave / Thompson Rd	Linwood Ave to Fuller Rd	Add pedestrian facilities
2011	5-11a	Scouters Mountain / Mt Scott Loop Trail	Loop trail through Happy Valley, Damascus, Clackamas County and Portland	Construct multi-use path in accordance with the Active Transportation Plan
2012	5-11a	Stevens Rd / Stevens Way	Causey Ave to Idleman Rd	Add pedways and optional traffic calming
2013	5-11a	Strawberry Ln	Strawberry Ln / 82nd Dr intersection	Install traffic signal and eastbound turn lane
2014	5-11a	Sunnybrook Blvd	Sunnybrook Blvd / 82nd Ave intersection	Add dual southbound left-turn lanes, extend queue storage for southbound lefts and westbound lefts
2015	5-11a	Sunnyside Rd	OR 213 to 97th Ave	Modified boulevard treatment including lane redesign, medians, beautification, curb extensions, reconstructed sidewalks, landscaping, south side bikeways. Consider flashing yellow arrow for left-turns at signalized intersections.
2016	5-11b	282nd Ave	282nd / Haley Rd intersection	Install traffic signal and reduce speed limit on 282nd
2017	5-11b	362nd Ave	Skogan Rd to OR 211	Add paved shoulders
2018	5-11b	Eagle Creek Rd	OR 211 to Duus Rd	Add paved shoulders
2019	5-11b	Firwood Rd	Wildcat Mountain Dr to US 26	Add paved shoulders and turn lanes at major intersections.
2020	5-11c	Clackamas Rd	Johnson Rd and Webster Rd	Fill gaps in bikeways and pedestrian facilities
2021	5-11c	Jennings Ave	Oatfield Rd to Webster Rd	Widen to 2-lane urban minor arterial standard with bikeway and pedestrian facilities infill
2022	5-11c	Lake Oswego to Milwaukie Bridge	Between Sellwood and Oregon City	Construct bike/pedestrian crossing over the Willamette River in accordance with the Active Transportation Plan
2023	5-11c	Roots Rd	Webster Rd to McKinley Rd	Add pedestrian facilities

Table 5-3b Preferred Projects

Project ID	Map	Project Name / Street Name	Segment / Locations	Project Description
2024	5-11c	Thiessen Rd	Oatfield Rd to Webster Rd	Add bikeways and pedestrian facilities. For the Oetkin Rd to Webster Rd section, construct in accordance with the Active Transportation Plan
2025	5-11c	Webster Rd	OR 224 to Gladstone	Fill gaps in bikeways and pedestrian facilities
2026	5-11d	Advance Rd	~2,900 ft west of Mountain Rd	Realign roadway and grade improvements
2027	5-11d	Advance Rd	65th Ave to Mountain Rd	Add paved shoulders
2028	5-11d	Stafford Rd / 65th Ave	I-205 to Boeckman Rd / Advance Rd	Add paved shoulders in accordance with the Active Transportation Plan and turn lanes at major intersections
2029	5-11e	Arndt Rd Extension	Barlow to OR 99E	Construct new 2 or 3 lane roadway
2030	5-11e	Barlow Rd	Knights Bridge Rd to OR 99E	Add paved shoulders
2031	5-11e	Beavercreek Multi-Use Path	Loder Rd to Ferguson Rd	Construct multi-use path consistent with the Beavercreek Road Concept Plan
2032	5-11e	Boones Ferry Rd	Boones Ferry Rd / Butteville Rd intersection	Remove bank, remove/decrease horizontal curve
2034	5-11e	Dryland Rd	Macksburg Rd S to Macksburg Rd N	Realign to form one intersection at Dryland Rd
2035	5-11e	Hattan Rd	Fischers Mill Rd to Gronlund Rd	Add paved shoulders and turn lanes at major intersections
2036	5-11e	Henrici Rd	OR 213 to Beavercreek Rd	Add paved shoulders and turn lanes at major intersections
2037	5-11e	Henrici Rd	Ferguson Rd to Redland Rd	Add paved shoulders and turn lanes at major intersections. Remove horizontal and vertical curves
2038	5-11e	Molalla Forest Rd	City of Canby to City of Molalla	Pave to provide bicycle access in accordance with the Active Transportation Plan
2039	5-11e	Mulino Rd (13th St segment)	Canby city limits to OR 213	Add paved shoulders and turn lanes at major intersections
2040	5-11e	Newell Creek Trail / Oregon City Loop Trail	Loop around the perimeter of Oregon City	Construct Oregon City Loop Trail and Newell Creek Trail in accordance with the Active Transportation Plan
2041	5-11e	Redland Rd	Redland Rd / Bradley Rd intersection	Install eastbound left-turn lane
2042	5-11e	Redland Rd	Redland Rd / Fischers Mill Rd / Henrici Rd intersection	Install eastbound left-turn, eastbound right-turn and westbound right-turn lanes at Henrici Rd
2043	5-11e	Springwater Rd	Springwater Rd / Bakers Ferry Rd intersection	Install southbound left-turn lane; realign intersection to fix skew
2044	5-11b	Sleepy Hollow Rd	Barlow Trail Rd to US 26	Add 4-foot paved shoulders

Schedule D

Form 8283

Noncash Charitable Contributions

► Attach to your tax return if you claimed a total deduction of over \$500 for all contributed property.

► Information about Form 8283 and its separate instructions is at www.irs.gov/form8283.

OMB No. 1545-0908

Attachment
Sequence No. **155**

Name(s) shown on your income tax return

Identifying number

Nancy L. Traverso

541-50-8925

Note. Figure the amount of your contribution deduction before completing this form. See your tax return instructions.

Section A. Donated Property of \$5,000 or Less and Publicly Traded Securities—List in this section **only** items (or groups of similar items) for which you claimed a deduction of \$5,000 or less. Also list publicly traded securities even if the deduction is more than \$5,000 (see instructions).

Part I Information on Donated Property—If you need more space, attach a statement.

1	(a) Name and address of the donee organization	(b) If donated property is a vehicle (see instructions), check the box. Also enter the vehicle identification number (unless Form 1098-C is attached).	(c) Description of donated property (For a vehicle, enter the year, make, model, and mileage. For securities, enter the company name and the number of shares.)
A		<input type="checkbox"/>	
B		<input type="checkbox"/>	
C		<input type="checkbox"/>	
D		<input type="checkbox"/>	
E		<input type="checkbox"/>	

Note. If the amount you claimed as a deduction for an item is \$500 or less, you do not have to complete columns (e), (f), and (g).

	(d) Date of the contribution	(e) Date acquired by donor (mo., yr.)	(f) How acquired by donor	(g) Donor's cost or adjusted basis	(h) Fair market value (see instructions)	(i) Method used to determine the fair market value
A						
B						
C						
D						
E						

Part II Partial Interests and Restricted Use Property—Complete lines 2a through 2e if you gave less than an entire interest in a property listed in Part I. Complete lines 3a through 3c if conditions were placed on a contribution listed in Part I; also attach the required statement (see instructions).

2a Enter the letter from Part I that identifies the property for which you gave less than an entire interest ►
If Part II applies to more than one property, attach a separate statement.

b Total amount claimed as a deduction for the property listed in Part I: **(1)** For this tax year ►
(2) For any prior tax years ►

c Name and address of each organization to which any such contribution was made in a prior year (complete only if different from the donee organization above):
Name of charitable organization (donee)

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

d For tangible property, enter the place where the property is located or kept ►

e Name of any person, other than the donee organization, having actual possession of the property ►

	Yes	No
3a Is there a restriction, either temporary or permanent, on the donee's right to use or dispose of the donated property?		
b Did you give to anyone (other than the donee organization or another organization participating with the donee organization in cooperative fundraising) the right to the income from the donated property or to the possession of the property, including the right to vote donated securities, to acquire the property by purchase or otherwise, or to designate the person having such income, possession, or right to acquire?		
c Is there a restriction limiting the donated property for a particular use?		

Name(s) shown on your income tax return

Identifying number

Nancy L. Traverso

541-50-8925

Section B. Donated Property Over \$5,000 (Except Publicly Traded Securities)—Complete this section for one item (or one group of similar items) for which you claimed a deduction of more than \$5,000 per item or group (except contributions of publicly traded securities reported in Section A). Provide a separate form for each property donated unless it is part of a group of similar items. An appraisal is generally required for property listed in Section B. See instructions.

Part I Information on Donated Property—To be completed by the taxpayer and/or the appraiser.

4 Check the box that describes the type of property donated:

- a** ☐ Art* (contribution of \$20,000 or more) **d** ☐ Art* (contribution of less than \$20,000) **g** ☐ Collectibles** **j** ☐ Other
b ☐ Qualified Conservation Contribution **e** ☒ Other Real Estate **h** ☐ Intellectual Property
c ☐ Equipment **f** ☐ Securities **i** ☐ Vehicles

*Art includes paintings, sculptures, watercolors, prints, drawings, ceramics, antiques, decorative arts, textiles, carpets, silver, rare manuscripts, historical memorabilia, and other similar objects.

**Collectibles include coins, stamps, books, gems, jewelry, sports memorabilia, dolls, etc., but not art as defined above.

Note. In certain cases, you must attach a qualified appraisal of the property. See instructions.

5	(a) Description of donated property (if you need more space, attach a separate statement)	(b) If tangible property was donated, give a brief summary of the overall physical condition of the property at the time of the gift	(c) Appraised fair market value
A	See attached		932,000
B			
C			
D			

	(d) Date acquired by donor (mo., yr.)	(e) How acquired by donor	(f) Donor's cost or adjusted basis	(g) For bargain sales, enter amount received	See instructions	
					(h) Amount claimed as a deduction	(i) Date of contribution
A	April 26, 1989	Deed		N/A		December 12, 2017
B						
C						
D						

Part II Taxpayer (Donor) Statement—List each item included in Part I above that the appraisal identifies as having a value of \$500 or less. See instructions.

I declare that the following item(s) included in Part I above has to the best of my knowledge and belief an appraised value of not more than \$500 (per item). Enter identifying letter from Part I and describe the specific item. See instructions. ►

Signature of taxpayer (donor) ►

Date ►

Part III Declaration of Appraiser

I declare that I am not the donor, the donee, a party to the transaction in which the donor acquired the property, employed by, or related to any of the foregoing persons, or married to any person who is related to any of the foregoing persons. And, if regularly used by the donor, donee, or party to the transaction, I performed the majority of my appraisals during my tax year for other persons.

Also, I declare that I perform appraisals on a regular basis; and that because of my qualifications as described in the appraisal, I am qualified to make appraisals of the type of property being valued. I certify that the appraisal fees were not based on a percentage of the appraised property value. Furthermore, I understand that a false or fraudulent overstatement of the property value as described in the qualified appraisal or this Form 8283 may subject me to the penalty under section 6701(a) (aiding and abetting the understatement of tax liability). In addition, I understand that I may be subject to a penalty under section 6695A if I know, or reasonably should know, that my appraisal is to be used in connection with a return or claim for refund and a substantial or gross valuation misstatement results from my appraisal. I affirm that I have not been barred from presenting evidence or testimony by the Office of Professional Responsibility.

Sign

Here

Signature ►

Title ► John L. Boyle, Appraiser

Date ►

Business address (including room or suite no.)

Identifying number

RSP & Associates, LLC, PO Box 365

93-1248881

City or town, state, and ZIP code

Wilsonville, OR 97070

Part IV Donee Acknowledgment—To be completed by the charitable organization.

This charitable organization acknowledges that it is a qualified organization under section 170(c) and that it received the donated property as described in Section B, Part I, above on the following date ► **December, 2017**

Furthermore, this organization affirms that in the event it sells, exchanges, or otherwise disposes of the property described in Section B, Part I (or any portion thereof) within 3 years after the date of receipt, it will file **Form 8282**, Donee Information Return, with the IRS and give the donor a copy of that form. This acknowledgment does not represent agreement with the claimed fair market value.

Does the organization intend to use the property for an unrelated use? ► ☐ Yes ☒ No

Name of charitable organization (donee)

Employer identification number

City of Canby

93-6002130

Address (number, street, and room or suite no.)

City or town, state, and ZIP code

222 NE 2nd Avenue

Canby, OR 97013

Authorized signature

Title

Date

City Administrator

Exhibit 1
Signed and Recorded Deed
